

TEXAS TRANSPORTATION COMMISSION

HARRIS County

MINUTE ORDER

Page 1 of 1

HOUSTON District

In the City of Humble, Harris County, on US 59, the State of Texas acquired certain land for highway purposes by an instrument recorded in Volume 6602, at Page 178, of the Deed Records of Harris County, Texas.

A portion of the land, which portion is described in Exhibit A (tract), is no longer needed for a state highway purpose.

In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (commission) may recommend the transfer of highway right of way to a governmental entity that is assuming or has assumed jurisdiction, control, and maintenance of the right of way for public road purposes. If, in the future, the tract is no longer used for public road purposes, the tract shall immediately and automatically revert to the State of Texas.

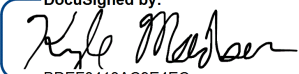
The City of Humble, Texas is assuming or has assumed jurisdiction, control, and maintenance and has requested that the tract be transferred to the City of Humble, Texas.

IT IS THEREFORE ORDERED by the commission that the tract, as shown on Exhibit A, is removed from the state highway system.

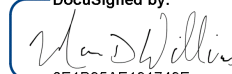
IT IS FURTHER ORDERED by the commission that the tract is no longer needed for a state highway purpose. The commission recommends, subject to approval by the attorney general, that the governor of Texas execute a proper instrument conveying all of the state's right, title, and interest in the tract to the City of Humble, Texas; SAVE AND EXCEPT, however, there is to be excepted and reserved therefrom all of the state's right, title, and interest, if any, in and to all of the oil, gas, sulphur, and other minerals, of every kind and character, in, on, under, and that may be produced from the land.

IT IS FURTHER ORDERED that, if the tract ceases to be used for public road purposes, it shall immediately and automatically revert to the state.

Submitted and reviewed by:

DocuSigned by:  
  
BDEF0413AC9E4EC...  
Director, Right of Way Division

Recommended by:

DocuSigned by:  
  
0E1B35AE191749E...  
Executive Director

116109 September 30, 2021

Minute Number	Date Passed
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HIGHWAY: US 59  
COUNTY: HARRIS  
PROJECT LIMITS: FM525 TO FM 1960  
CSJ: 0177-07-014

## EXHIBIT A

MAY 20, 2021  
TRACT 3  
PAGE 1 OF 3

### PROPERTY DESCRIPTION FOR TRACT 3

**BEING** a 1.9216 acre (83,704 square feet) tract of land situated in the George S. Garner Survey A-288 Harris County, Texas and being out of and a part of a 9.809 acre tract condemned by the State of Texas for right-of-way purposes and described as Parcel 40B in Volume 6602, Page 178 of the Harris County Deed Records, said 1.9216 acre parcel being more particularly described by metes and bounds as follows, with all bearings related to the Texas State Coordinate System, NAD83, South Central Zone;

**COMMENCING** at a 5/8 inch iron rod found in the existing easterly right-of-way line of U.S. Highway 59 (400 foot wide) as shown on the Texas Department of Transportation Right-Of-Way Map Sheet No. 5, State Control No. 0177-07-014, being the southwest corner of a 3.1280 acre tract conveyed to JM Texas Land Fund No. 2, L.P. by deed recorded in Harris County Clerks File No. 20080396283;

**THENCE**, N 19°17'01" E, along the said easterly right-of-way line of U.S. Highway 59, a distance of 184.68 feet to a capped iron rod stamped "WINROSE LAND SERVICES" found at the intersection of the southerly line of Rankin Road being the southwest corner and **PLACE OF BEGINNING** of the herein described tract;

1. **THENCE**, N 19°17'01" E, continuing with the said easterly right-of-way line of U.S. Highway 59 and crossing said Rankin Road right-of-way, a distance of 341.55 feet to a capped iron rod stamped "WINROSE LAND SERVICES" found at the beginning of a non-tangent curve to the left;
2. **THENCE**, along the northerly right-of-way of said Rankin Road being a non-tangent curve to the left having a radius of 102.76 feet, a central angle of 90°02'57", a tangent length of 102.85 feet, the long chord of which bears S 25°44'27" E for a distance of 145.39 feet with a radial line in of S 70°43'15" E and a radial line out of S 19°13'54" W for an arc length of 161.50 feet to a found capped iron rod stamped "WINROSE LAND SERVICES";
3. **THENCE**, S 70°45'55" E, continuing with said northerly right-of-way line of Rankin Road, a distance of 215.94 feet to capped iron rod stamped "WINROSE LAND SERVICES" found at the beginning of a curve to the right;
4. **THENCE**, continuing with said northerly right-of-way line of Rankin Road being a tangent curve to the right with a radius of 568.44 feet, an interior angle of 008°47'42", the chord of which bears S 66°22'04" E, a distance of 87.17 feet, for an arc distance of 87.26 feet to a found capped iron rod stamped "WINROSE LAND SERVICES";
5. **THENCE**, S 61°58'13" E, continuing with said northerly right-of-way line of Rankin Road, a distance of 43.01 feet to a found capped iron rod stamped "WINROSE LAND SERVICES" found at the beginning of a curve to the left;
6. **THENCE**, continuing with said northerly right-of-way line of Rankin Road being a tangent curve to the left with a radius of 305.42 feet, an interior angle of 031°46'32" the chord of which bears S 77°51'29" E for a distance of 167.22 feet, for an arc distance of 169.38 feet to a found capped iron rod stamped "WINROSE LAND SERVICES";
7. **THENCE**, N 86°15'15" E, continuing with said northerly right-of-way line of Rankin Road, a distance of 12.69 feet to a found 5/8 inch iron rod;

*Ellis Surveying Services, LLC.  
2805 25th Avenue North  
Texas City, TX 77590  
Tel: (409) 938-8700 Fax (866) 678-7685  
Texas Firm Reg. No. 100340-00*

DATE: MAY 20, 2021 PROJ. NO. 2950

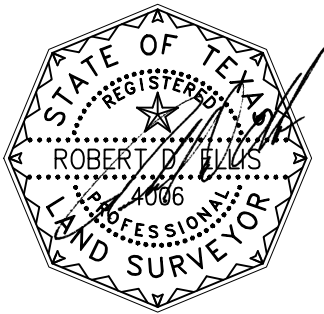
**STATE OF TEXAS  
1.9216 ACRE  
SURPLUS RIGHT OF WAY  
RANKIN ROAD  
CITY OF HUMBLE  
GEORGE S. GARNER SURVEY  
A-288  
HARRIS COUNTY, TEXAS**

## EXHIBIT A

MAY 20, 2021  
TRACT 3  
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8. **THENCE**, S 19°16'57" W, crossing said Rankin Road right-of-way, a distance of 108.66 feet to a 5/8 inch iron rod found in a curve to the right being the south line of said Rankin Road right-of-way;
9. **THENCE** along the said southerly right-of-way line of Rankin Road being a non-tangent curve to the right having a radius of 471.44 feet, a central angle of 23°00'36", a tangent length of 95.96 feet, the long chord of which bears N 82°13'59" W for a distance of 188.06 feet with a radial line in of N 03°43'50" W and a radial line out of S 19°16'46" W for an arc length of 189.33 feet to a capped iron rod stamped "WINROSE LAND SERVICES";
10. **THENCE**, N 70°43'14" W, with said southerly right-of-way line of Rankin Road a distance of 336.21 feet to a capped iron rod stamped "WINROSE LAND SERVICES" found at the beginning of a curve to the left;
11. **THENCE**, along the said southerly right-of-way line of Rankin Road being a tangent curve to the left with a radius of 105.36 feet, an interior angle of 089°59'45" the chord of which bears S 64°16'54" W for a distance of 149.00 feet, for an arc distance of 165.49 feet to the **PLACE OF BEGINNING**.

THIS PROPERTY DESCRIPTION HAS BEEN PREPARED BASED ON A SURVEY MADE ON THE GROUND UNDER THE DIRECTION OF ROBERT D. ELLIS REGISTERED PROFESSIONAL LAND SURVEYOR REG. NO. 4006 DATED MAY 20, 2021 AS DEPICTED ON SURVEY PLAT ATTACHED HERETO AND TO WHICH REFERENCE IS HEREBY MADE.



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**STATE OF TEXAS  
1.9216 ACRE  
SURPLUS RIGHT OF WAY  
RANKIN ROAD  
CITY OF HUMBLE  
GEORGE S. GARNER SURVEY  
A-288  
HARRIS COUNTY, TEXAS**

# Exhibit A

Curve Table					
Curve #	Length	Radius	DELTA	CH BEARING	CH LENGTH
C1	161.50'	102.76'	090°02'57"	S25°44'27"E	145.39'
C2	87.26'	568.44'	008°47'42"	S66°22'04"E	87.17'
C3	169.38'	305.42'	031°46'32"	S77°51'29"E	167.22'
C4	189.33'	471.44'	023°00'35"	N82°13'59"W	188.06'
C5	165.49'	105.36'	089°59'45"	S64°16'54"W	149.00'

